



DUMFRIES, VIRGINIA

Virginia's Oldest Continuously Chartered Town
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**TO: Mayor Foreman, Vice Mayor Toney, Council
Dan Taber, Town Manager**
FROM: Laura O'Dell, Zoning Administrator
DATE: November 12, 2013
RE: October 2013 Report

Honorable Mayor Foreman, Vice Mayor Toney and Town Council:

This past month I have had the pleasure of working with the Planning Commission, and Town Council. The ARB did not have any applications to review and therefore did not meet. Below is a list of items that I have been working on. Please feel free to contact me directly via email at lodell@dumfriesva.gov or phone 703-221-3400 ext. 118 to inquire more particularly on any of the following matters.

- Reviewed plans for a new subdivision on Duke Street named Canon Ridge. There is currently a 5 acre lot that is being subdivided into two lots. This will be reviewed by Town Council at the November Work Session.
- Attended Potomac Communities Design workshop where input was provided by attendees to the County and consultants on building design and aesthetics along Rt. 1.
- Worked with Grace Church to help them through the process to have their parking lot expansion reviewed and possibly approved.
- Visited the Campbell property and met with the property manager. Approximately 75% of the tires have been removed, the remainder should be removed soon. DEQ was out to inspect the site and there is nothing that they can do until the Town has exhausted all avenues for compliance. In November we will be meeting with the Prince William County's Fire Marshall to discuss the seriousness of the condition of the existing structures on site.
- A new BBQ restaurant has opened up by-right on Waters Lane. The Occupancy Permit has been issued and the property is in compliance. The large paved lot behind the dwelling is going to be striped and used for parking.
- Met with VDOT and the Curtis Brothers about the destroyed billboard sign on Rt. 1. Clear Channel owns the sign and rents the piece of land the sign sits on. Clear Channel has prohibited the property owner from removing the sign. It will be up to VDOT to require that the sign be removed by Clear Channel. A Notice of Violation should have

gone out by VDOT by the end of October. If Clear Channel chooses to ignore the violation letter it could take up to a year before VDOT can legally remove the sign.

- Worked with CUP applicants for Kids Zone Daycare to be located on Main Street, assisting them with the application process.
- Issued NOV for Fraley's Furniture illegal sign on Main Street.
- Received and inspected 6 Occupancy Permits for new businesses in Town. Auto parts store, automobile repair on Fraley (which is the property's current use), flooring store, BBQ restaurant, daycare facility, and a home business.
- Continued to work with Darren Coffey on the Comprehensive Plan, which will be presented to the Planning Commission at their November 18th meeting.
- Received an appeal for the BZA which will be heard November 20th at 7 pm. I issued a determination letter for a property on Main Street, and the property owner has appealed my determination. In addition I met with his attorney to discuss the facts. The property has been zoned B-2 since the zoning ordinance and map were adopted in 1979. The lot was a legally nonconforming residential lot. The property went unused for a period of 5 years and lost its rights to be legally nonconforming and now must conform to present zoning regulations. The property is located at 3746 Hedgeman Street.